



**Talbot County Planning Commission
Final Decision Summary**

Wednesday, October 06, 2021 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton, Maryland

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
William Boicourt, Vice Chairman
Michael Strannahan
Lisa Ghezzi
Paul Spies

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Chase Phillips, Planner II
Andy Meehan, Planning Commission Counsel
Mike Mertaugh, Assistant County Engineer
Ray Clarke, Director of Public Works

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Decision Summary Review—

August 16, 2021 -

Commissioner Boicourt moved to approve the August 16, 2021 Decision Summary. Commission went straight to the vote.

Vote	5-0
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

September 01, 2021 -

Commissioner Ghezzi moved to approve the September 01, 2021 Decision Summary. Commissioner Strannahan seconded the motion.

Vote	5-0
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0

54 ABSTAIN: 0
55 ABSENT: 0

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57 **3. Old Business**— None

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59 **4. New Business**

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61 **a. Applicant:** Keith and Lisa Ghezzi
62 **File No.:** MV54
63 **Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC
64 **Request:** Minor Variance- Removal of Pool, Patio and Pump House
65 Construction of pool and Patio
66 **Location:** 7218 Maxmore Creek Rd, Easton MD 21601
67 **Zoning:** RC//WRC/CAO

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69 Commissioner Ghezzi is an applicant and therefore recused herself from the application.
70 Dr. Keith Ghezzi appeared before the remaining Planning Commission members.

71
72 The applicants are seeking recommendation from the Planning Commission for the
73 replacement of an in ground pool. The proposed pool will replace an existing
74 nonconforming pool and pump house. The proposed pool is 50' X 18' and is proposed to
75 be 85.1 feet from the Mean High Water Line (MHWL). Should the Planning
76 Commission recommend approval of the Minor Variance, staff recommends the following
77 conditions:

- 78
79 1. The pool shall be no larger than it is proposed on the plan. The pool and all related
80 features of the pool shall exist no further into the 100-foot shoreline buffer than what is
81 granted.
82 2. The applicant shall comply with and address all Critical Area comments and standards,
83 including the completion of a Buffer Management Plan that complies with requirements of
84 the Critical Area law.
85 3. The applicant shall make an application to the Office of Permits and Inspections, and
86 follow all rules, procedures, and construction timelines as outlined regarding new
87 construction.
88 4. The applicant shall commence construction of the proposed improvements within
89 eighteen (18) months from the date of the Planning Office's "Notice to Proceed".

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91 **Staff Presentation:**
92 Chase Phillips, Planner II

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94 **Applicant Presentation:**
95 Elizabeth Fink, Fink, Whitten & Associates, LLC

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97 **Public Comment**— None

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99 **Commissioner Spies moved that the Planning Commission recommend approval of**
100 **Minor Variance # MV54 for Keith and Lisa Ghezzi at 7218 Maxmore Creek Drive**
101 **subject to staff conditions with the exception of number two. Commissioner**
102 **Boicourt seconded the motion.**

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104 Vote 4-0
105 FOR: 4- Councill, Boicourt, Spies, Strannahan
106 AGAINST: 0
107 ABSTAIN: 0
108 ABSENT: 0

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110 **b. Applicant:** Talbot County
111 **Res. No.:** 304
112 **Request:** Consideration of consistency with the Talbot County
113 Comprehensive Plan
114 **Project:** Resolution to amend the Talbot County Comprehensive Water
115 & Sewer Plan to Revise Chapter Three – Amendment
116 Procedures

117
118 Chapter 3 of the Talbot County Comprehensive Water and Sewer Plan allows sixty
119 calendar days for the Department of Public Works (DPW) to prepare and forward
120 documents of proposed amendments to the Planning Commission (PC) and the Public
121 Works Advisory Board (PWAB) for review and recommendations to the County Council
122 (Council) prior to a public hearing and Council vote. Applications for amendments are
123 received for introduction by resolution of the Council on the last convening legislative
124 day (fourth Tuesday) of December, March, June, and September. Advertising and Open
125 Meetings Act requirements do not allow sufficient time between the date of the Council’s
126 introduction of a resolution for a proposed amendment and the agenda publication
127 deadline for the next upcoming PC meeting. Amending the date of introduction of
128 proposed amendments to the first legislative day (second Tuesday) of December, March,
129 June, and September would provide sufficient time for DPW to prepare and forward
130 documents to the PC and PWAB and meet the publication deadline for the next upcoming
131 PC meeting on the first Wednesday of the following month.

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133 **Staff Presentation:**
134 Ray Clarke, Director of Public Works

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136 **Public Comment—** None

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138 **Commissioner Ghezzi moved that the Planning Commission certify that Resolution**
139 **304 is consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
140 **standards in accordance with Environment Article § 9-506(a)(1) of the Maryland**
141 **Annotated Code. Commissioner Strannahan seconded the motion.**

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143 Vote 5-0
144 FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan

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d. Res. No.: 281

Request: Discussion of the Planning Commission’s certification of consistency with the Talbot County Comprehensive Plan with respect to Resolution 281 and possible recommendations and/or other actions, including reconsideration of the previous certification

Project: Resolution 281 amended the Talbot County Comprehensive Water and Sewer Plan to reclassify and remap portions of certain real property located in the Town of Trappe, Maryland, associated with the Lakeside Planned Unit Development (The “Lakeside Project”) (formerly known as “Trappe East”), further described as Tax Map 54, Parcel 304; Tax Map 55, Parcels 14, 15, 17, 19, 44, 65, 83, and 85; and, Tax Map 59, Parcel 4, the total area consisting of eight hundred sixty-five acres, more or less (the “Property”), from “S-2” and “W-2” (areas where improvements or extensions to existing, or construction of new community, multi-use, or shared sanitary facilities are programmed for progress within three to five years) to “S-1” and “W-1” (areas served or to be served by community, multi-use, or shared sanitary facilities which are existing, under construction, or have immediate priority status); amended the Plan to add certain water and sewer capital projects related to the Lakeside Project and existing systems for the fiscal years 2020 through 2030; and, amended the Plan to update the narrative description in the Plan relative to the Lakeside Project and existing systems.

Staff Presentation:
Ray Clarke, Director of Public Works

Public Comment —

Name	Representing
Mike M’Connel	Self
Gene Lopez	Self
Jim Smullen	Self
Dan Watson	Petitioners for Petition 21-1 For Rescission (Without Prejudice) of Resolution 281
Doug Myers- Maryland Senior Scientist	Chesapeake Bay Foundation
Matt Pluta- Choptank Riverkeeper	Shore Rivers
Tom Alspach	Talbot Preservation Alliance
Bill Anderson	Talbot County Public Works Advisory Board
Bruce Armistead-Attorney	Armstead, Griswold, Lee & Rust, P.A Representing Dr. and Ms. Harris
Lyndsey Ryan-Attorney	Town of Trappe

Ryan Showalter-Attorney	McAllister, DeTar, Showalter & Walker LLC Representing Trappe East Holdings Business Trust
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The Planning Commission closed the public comments and continued the item to October 7, 2021 at 8:00 pm in the Bradley Room of the County Courthouse. No further public comments will be accepted.

5. Discussion Items— None

6. Staff Matters— None

7. Work Sessions—

October 6, 2021, at 12:30 pm. there will be a Joint Work Session with the Planning Commission and Public Works Advisory Board to discuss matters of mutual interests that impact both bodies.

8. Commission Matters —

9. Adjournment— Commissioner Councill adjourned the meeting at 11:55 am.